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*Peggy Ann Valley*  
**4843 South Point**  
**Discovery Bay, CA 94514**

March 20, 2007

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USA Commercial Mortgage Co.  
FKA USA Capital  
C/O BMC Group  
1330 E Franklin Ave  
El Segundo, CA 90245

RE: USA Commercial Mortage Co. in the Placer Vineyards Loans sale to Compass  
Jointly Administered under Case No. BK-S-06-10725 LBR  
Date of Hearing: March 27, 2007

✓ RE: Acct ID 4154

RE: Acct ID 5550

Gentlemen:

I am an investor in Placer Vineyards through 1) my IRA for \$90K (acct ID: 4154) and 2) individually for \$100K (acct. 5550). I object on both accounts to the sale of Placer Vineyards to Compass. The sale to Compass will do nothing but to harm my investment and the 100% recovery of the funds owed to me.

Compass has proven themselves to not be working in the best interest of the investor – me.

If you like to discuss this further, please feel free to call me at 925-890-5255 or email me at [pvalley@theloandepot.com](mailto:pvalley@theloandepot.com)

Sincerely,

*Peggy Ann Valley*  
PEGGY ANN VALLEY